



## PUBLIC NOTICE

Notice is hereby given that the City of Sedona Planning and Zoning Commission will hold a public hearing in the City Hall Council Chambers located at 102 Roadrunner Drive, Sedona, Arizona, on **Tuesday, September 20, 2016 at 5:30 p.m.** to review, take public testimony, discuss and possibly take action regarding the following:

- Request for a Major Amendment to the Sedona Community Plan's Future Land Use Map, re-designating approximately 4.43 acres from Public/Semi-public to Single-family Low Density Residential (.5 to 2 DU/AC) and a proposed rezoning from OP (Office Professional) to RS-18a (Single-family Residential). The property lies along the east side of Racquet Road within the Foothills South subdivision (100 Racquet Road – site of the former Sedona Racquet Club). This property is further described as Assessor's Parcel Number 408-11-243 A.

Project: Elevations at Foothills South  
Applicant: Elevations at Foothills South, LLC/Ralph Young  
Agent: SEC, Inc., Neil Johnson  
Case #: PZ 16-00004 (Major CPA, ZC)

- Request for Minor text amendments to the Sedona Community Plan. These City-initiated amendments include:

Re-organization of pages 27 and 28, "Commercial and Lodging" uses.  
Housekeeping changes on page 26, "Public/Semi-public"; page 112, Community Plan Action Program and Detailed Plans and Capital Improvements Program; page 114, Specific Plans.  
Updates to reference recently-adopted CFA Plans, pages 34, 37, 38 and 41.

Case #PZ 16-00007 (Minor CPA)

The proposed amendment requests and the Sedona Community Plan are available for public review and inspection at the Department of Community Development, 102 Roadrunner Drive, Sedona Arizona, 86336 and at [www.SedonaAZ.gov/CD](http://www.SedonaAZ.gov/CD) (under current projects). Persons with questions or

comments regarding the proposal may contact Michael Raber at the above address, E-Mail: [mraber@SedonaAZ.gov](mailto:mraber@SedonaAZ.gov) or call (928) 204-7106.

At the public hearing, citizens and interested persons shall have an opportunity to be heard. The proposal may be modified, in part, at the public hearing.

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Michael Raber, Senior Planner  
Department of Community Development